

STUART EDWARDS



Fenton Close

, Chester Le Street DH2 3JD

- END LINK HOUSE
- FULLY MODERNISED
- KITCHEN WITH APPLIANCES
- DETACHED GARAGE
- OF ROAD PARKING FOR MULTIPLE CARS
- 3 BEDROOMS
- IMMACULATELY PRESENTED
- MODERN SHOWER ROOM
- LOW MAINTENANCE GARDEN

£995 Per Month

Council Tax Band: B EPC Rating: D

FULL DESCRIPTION

We are delighted to bring to market this recently fully modernised and refurbished, 3 bedroom end-link family home to the rental market, situated on the ever-popular & always in-demand Walldridge Park estate. EPC Rating D.

Available on an unfurnished basis, the property offers a modern open-plan layout to the ground floor, kitchen with appliances, including dishwasher, conservatory, 3 bedrooms, modern shower room and boarded attic space with pull-down ladder. Externally, there is off-street parking for at least 3 vehicles, a detached single garage and low maintenance garden with large decked patio area.

Fenton Close is a popular location, situated on the edge of the in-demand Walldridge Park estate, within walking distance of extremely well-regarded schooling at both primary & secondary level, local shops & pubs and Chester Le Street town centre itself. Nearby road links, including A1M & A167, link Chester Le Street to nearby Durham, Newcastle & Gateshead within around 10 minutes, making the town a popular location for professionals commuting throughout the region.

DIMENSIONS

Lounge - 12'1 x 10'5

Kitchen-Diner - 14'8 x 12'3

Conservatory - 9'7 x 7'1

Bedroom 1 - 12'0 x 8'4 + wardrobe

Bedroom 2 - 9'10 x 6'10 + wardrobe

Bedroom 3 - 7'3 x 6'8

ADDITIONAL INFORMATION

Available on a long term basis, professionals & students welcome, unfurnished with white goods to kitchen, £995 PCM excl. all bills, £1148 security deposit

EPC.

EPC Rating - D

EPC Link - <https://find-energy-certificate.service.gov.uk/energy-certificate/9929-1211-7107-5738-0200>

IMPORTANT INFORMATION.

Please note that all sizes have been measured with an electronic measure tape and are approximations only. Under the terms of the Misdescription Act we are obliged to point out that none of these services have been tested by ourselves. We cannot vouch that any of the installations described in these particulars are in perfect working order. We present the details of this property in good faith and they were accurate at the time of which we inspected the property. Stuart Edwards for themselves and for the vendors or lessors of this property whose agents they are, give notice, that: (1) the particulars are produced in good faith, are set out as a general guide only, and do not constitute any part of a contract; (2) no person in the employment of Stuart Edwards has the authority to make or give any representation or warranty in relation to this property.

PROPERTY VIEWING.

Contact Stuart Edwards Estate Agents for an appointment to view.

PROPERTY PORTALS.

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Our properties are displayed on Rightmove.co.uk, Zoopla.co.uk & OnTheMarket.com.

CLIENT MONEY PROTECTION.

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1 & 2 Blue Coat Buildings, Claypath,
Durham, County Durham, DH1 1RF

0191 3848440
enquiries@stuartedwards.com
www.stuartedwards.com

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

